

FOR SALE

**UNIT 109 - 834 MCCALLUM ROAD
LANGFORD, BC**

Brand New 3,800 sq. ft. Rear Loading Flex Warehouse
With Direct Access to Trans-Canada HWY 1

JBW
COMMERCIAL

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THE OFFERING | \$1,615,000



THE OPPORTUNITY

Take advantage of the only unit currently for sale in Building 3 in Langford's most well-located industrial development. Positioned within IntraUrban Cornerstone, the latest premier industrial strata project by PC Urban, Unit 109 in Building 3 presents a unique chance to secure brand-new, high-quality industrial space in the heart of Langford's.

HIGHLIGHTS

- Rear loading bay door to 25' clear span warehouse
- Front entrance to retail/showroom area and second floor
- Direct highway access to HWY 1
- Five (5) parking stalls + parking space in front of bay door
- Exceptionally well situated within Langford's commercial core
- Concrete tilt up construction with high quality finishings



SALIENT FACTS

CIVIC ADDRESS:

834 McCallum Road, Langford, BC

SIZE:

Warehouse: 2,792 SQFT
Second Floor: 1,008 SQFT
Total: 3,800 SQFT

ZONING:

Mixed-Use Employment (MUE2)

PRICE:

\$1,615,000

PARKING:

Five (5) Parking Stalls

LOADING:

One (1) Rear Loading Bay Door

INTRAURBAN | CORNERSTONE



ZONING:

The property accommodates a wide variety of businesses under Langford's Mixed-Use Employment 2 (MUE2) Zone, such as:

- Business and Technology Uses
- Electronics sale, service and manufacturing
- Equipment sales
- Office
- Specific fitness uses
- Specific recreation facility uses
- Research and development facility
- Contractor services
- Special wholesale
- Industrial use
- Warehouse



PROPERTY FEATURES

YEAR BUILT

2024

ACCESS/EGRESS

Highway 1 - McCallum Road, Langford, BC

FRONTAGE

McCallum Road Retail Frontage

CONSTRUCTION

Concrete Tilt-Up Construction

STOREYS

Two

LOADING OPTIONS

Rear and Front Loading Option

LOADING SIZE

12' x 10' Grade Level Loading

PARKING

5 Parking Stalls

CEILING HEIGHT

25'0" Clear Span Warehouse Height

LIGHTING

Extensive Motion Sensor LED Lighting

ELECTRICAL

200 AMP, 208/120 Volt, 3-Phase Power

PLUMBING

2 Piece Washroom & Secondary Rough-In

HEATING

Gas Fired Heater in Warehouse

NATURAL GAS

Natural Gas Connection in Every Unit

SPRINKLERS

ESFR Sprinklers

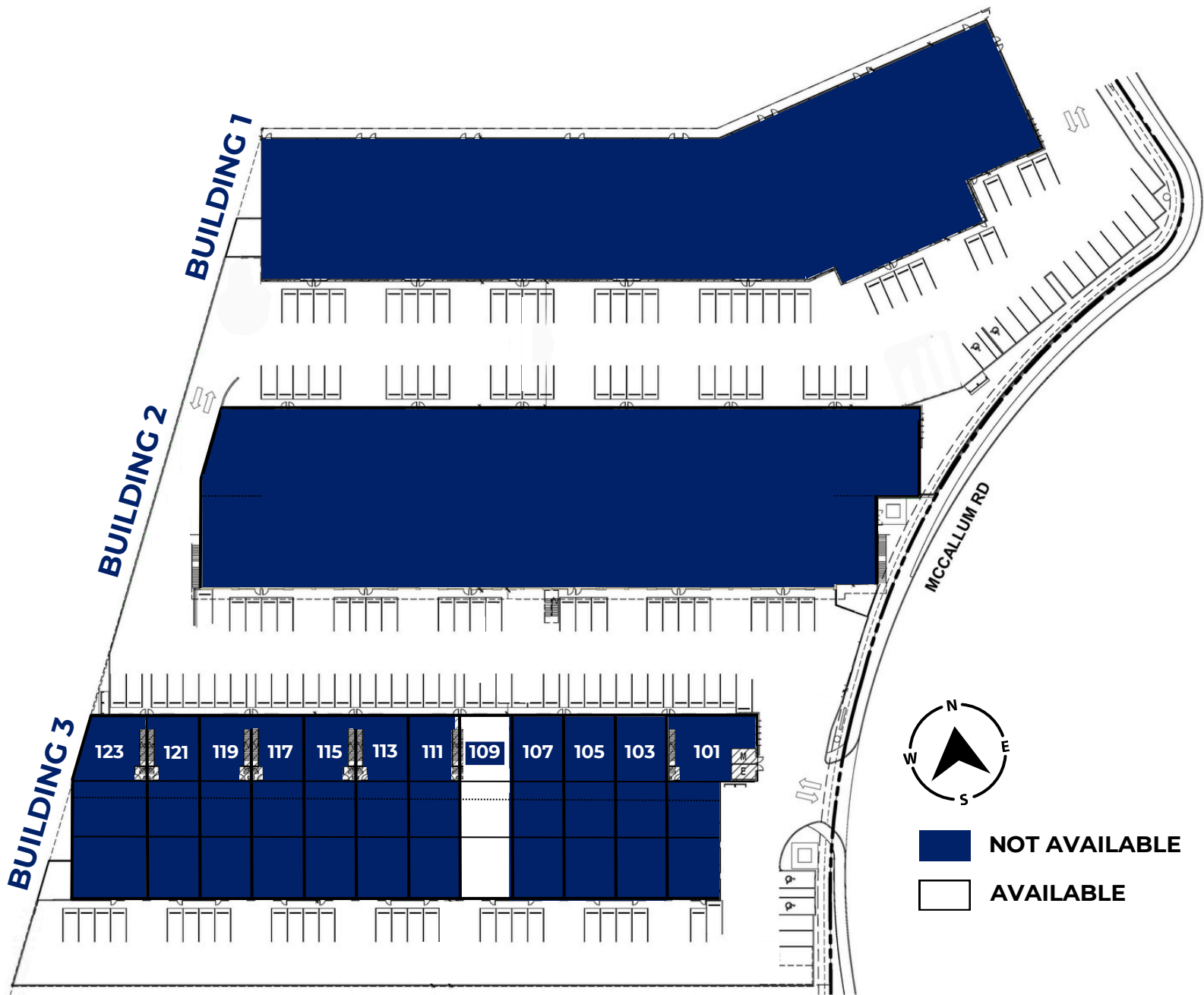
FLOOR LOAD

300 LBS/SF on Suspended Slab

LAYOUT

Open Concept Warehouse & 2nd Level Mezz

SITE PLAN | BUILDING 3



Building 3 - 834 McCallum Road, Langford

Unit	Main (SF)	Mezz (SF)	Total (SF)	Parking	Loading	Price
109	2,792	1,008	3,800	5	1	\$1,615,000

**Option to combine units for a larger contiguous space in Building 3*

834 MCCALLUM ROAD | LANGFORD



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LOCATION

IntraUrban Cornerstone offers unmatched connectivity, making it a prime location for diverse businesses. With direct access to major transportation corridors like Highway 1, it ensures efficient logistics and dependable connections. Its strategic location near key transportation routes provides seamless access to Greater Victoria's trade areas, along with short travel times to Victoria International Airport (YYJ), the Swartz Bay BC Ferry Terminal, and business hubs such as Duncan and Nanaimo.

Situated in the center of a well-established trade zone, IntraUrban Cornerstone delivers reduced transportation costs, improved access to suppliers, and proximity to local markets, enhancing overall competitiveness. This premier location positions your business or investment at the heart of Greater Victoria, paving the way for long-term success and growth.

TRADE AREA & DRIVE TIMES

SAANICH CORE + 12 MINUTES

DOWNTOWN VICTORIA + 18 MINUTES

VICTORIA AIRPORT + 30 MINUTES

SWARTZ BAY FERRY + 35 MINUTES

DUNCAN + 40 MINUTES

NANAIMO + 1 HOUR 20 MINUTES

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